155.0	0003	0011.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	760,700 / 760,700
					USE VALUE:	760,700 / 760,700
					ASSESSED:	760,700 / 760,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
158		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PANTAZOPOULOS STAVROYLA	
Owner 2:	PANTAZOPOULOS BASILIOS C	
Owner 3:		
Street 1:	158 GEORGE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	PANTAZOPOULOS STAVROYLA -
Owner 2:	PANTAZOPOULOS CHRISTOS -
Street 1:	158 GEORGE ST
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,989 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1973, having primarily Vinyl Exterior and 2755 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6989.000	319,200	700	440,800	760,700
Total Card	0.160	319,200	700	440,800	760,700
Total Parcel	0.160	319,200	700	440,800	760,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 276.09 | /Parcel: 276.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	103122
GIS Ref	
GIS Ref	
Insp Date	05/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0003-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	319,000	700	6,989.	440,800	760,500	760,500	Year End Roll	12/18/2019
2019	101	FV	309,000	700	6,989.	440,800	750,500	750,500	Year End Roll	1/3/2019
2018	101	FV	309,000	700	6,989.	371,500	681,200	681,200	Year End Roll	12/20/2017
2017	101	FV	309,000	700	6,989.	340,000	649,700	649,700	Year End Roll	1/3/2017
2016	101	FV	309,000	700	6,989.	289,600	599,300	599,300	Year End	1/4/2016
2015	101	FV	265,200	800	6,989.	251,900	517,900	517,900	Year End Roll	12/11/2014
2014	101	FV	265,200	800	6,989.	233,000	499,000	499,000	Year End Roll	12/16/2013
2013	101	FV	265,200	800	6,989.	221,600	487,600	487,600		12/13/2012

!12153!

PRINT

Date	Time
12/11/20	02:15:50

LAST REV

Date	Time
04/03/19	11:19:31
danam	
12153	

USER DEFINED

Prior Id # 1:	103122
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PANTAZOPOULOS S	38031-585		2/19/2003	Family	1	No	No		
MIELE ANTHONY J	32005-93		11/7/2000		310,000	No	No		
	18294-553		7/1/1987		225,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2018	1642	Alterati	2,700	C				repair water damag

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2018	MEAS&NOTICE	BS	Barbara S
12/1/2008	Meas/Inspect	345	PATRIOT
3/30/2004	Inspected	BR	B Rossignol
2/20/2001	MLS	MM	Mary M
1/5/2000	Inspected	263	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	270	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6989		Sq. Ft.	Site		0	70.	0.90	7									440,767						440,800	

Total AC/HA:	0.16045	Total SF/SM:	6989	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	440,767	Spl Credit		Total:	440,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1973	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	23.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	23.9	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.13165140
Const Adj.:	1.03227437
Adj $ / SQ:	110.977
Other Features:	118000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419492
Depreciation:	100259
Depreciated Total:	319233

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

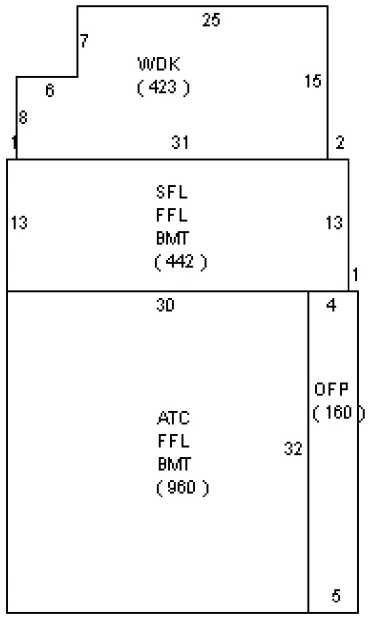
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	110.98
Special Features:	0	Val/Su Net:	76.64
Final Total:	319200	Val/Su SzAd	146.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,402	47.360	66,398
FFL	First Floor	1,402	110.980	155,589
SFL	Second Floor	442	110.980	49,052
WDK	Deck	423	8.630	3,652
ATC	Attic	336	66.590	22,373
OFP	Open Porch	160	27.680	4,428

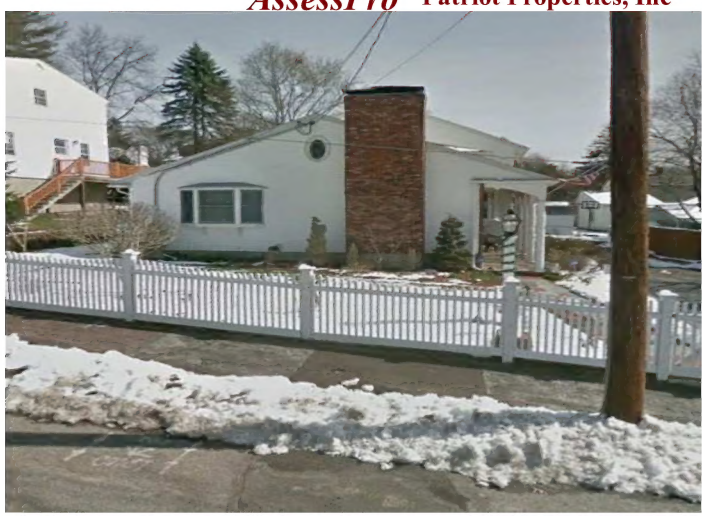
Net Sketched Area:	4,165			Total:	301,492
Size Ad	2180	Gross Are	4789	FinArea	2755

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100	A	
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 155.0-0003-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2006	0.00	T	10.4	101						
19	Patio	D	Y	1	18X16	A	AV	1980	3.55	T	31.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700